

#### Eastdale Village Water-Works Corp.

Water System Narrative

Eastdale Village is a new, mixed-use Town Center development located in the Town of Poughkeepsie. The Project consists of a mix of multi-family buildings, retail, restaurant and office buildings and civic spaces, subdivided into 14 fee simple parcels. Construction of the entire project is estimated to take approximately 5 years.

The project lies entirely within the Town of Poughkeepsie Water District. The Town however will not service and bill the referenced properties separately. This required the formation of a Water-Works Corp., to redistribute the water purchased from the Town of Poughkeepsie to the properties that make up the Project. All of the properties to be served are presently owned, in whole or in part, by MHTC Development, LLC, the same entity that holds all of the shares of the Eastdale Village Water-Works Corp. There are estimated to be 60 individual commercial users within the 14 parcels that make up the Project, consisting of approximately;

- 20 Apartment Buildings
- 11 Medical & Professional Offices
- 8 Food Service Establishments
- 3 Financial Institutions
- 1 Day Care
- 8 General Retail
- 6 Service Businesses
- I Community Center
- 1 Mail Building
- 1 Maintenance Building

The Eastdale Village Water-Works Corp. was formed on 12/12/2018 to purchase water from the Town of Poughkeepsie and redistribute that water to these commercial users. The Water-Works Corp will not serve or bill any residential users directly.



A Meter Charge will be assessed against each user based upon their meter size. This charge is based on the non-variable costs of operation, maintenance, management and repair (OMMR) and includes a return on investment. This Service Charge will be billed regardless or actual usage.

Customers will be charged for actual usage. The usage rate will be equal to the rate charged by the Town of Poughkeepsie (presently \$2.50/100 cf or \$3.34/1,000 gals.), plus 15% to account for unmetered usage including fire flows, flushing, and loss and unaccounted-for water. The proposed initial rate in \$3.84/1,000 gals. This rate will be adjusted proportionately with any rate increases imposed by the Town of Poughkeepsie.

A Fire Suppression Charge is proposed to be assessed against those customers with an unmetered fire suppression system to account for availability of service and unmetered water usage as follows:

- Type 13 sprinkler systems \$1.0 / 100 sf of covered area or any portion thereof.
- Type 13 sprinkler system \$0.25/100 sf of covered area or any portion thereof.

A typical user, occupying a 2,000-sf restaurant with a 2" domestic water meter, a Type 13 fire suppression system covering all 2,000-sf and an average usage of 1,200 gallons per day would pay \$2,523/year.

•	Meter Charge:	\$50 x 12=	\$600
•	Fire Suppression Charge:	\$1.00 x 2,000/100 x 12=	\$240
•	Usage Charge:	\$3.84 x 1,200/1000 x 365 =	<b>\$1,683</b>
	<ul> <li>Total Annual Charge:</li> </ul>		\$2,523

## Eastdale Village Water-Works Corp. Projected Annual Income Statement at Full Development

Revenue From water Sales         \$128,318           Fire Suppression         27,000           Total Operating Revenues         \$155,318           O&M Expenses:         Supervising & Operating Labor           Supervision and Officers' Salaries         \$5,000         \$5,000           Operating Expenses:         \$5,000         \$5,000           Purchased Water         \$105,218         \$105,218           Materials & Supplies         2,000         2,000           Purchased Energy         0         2,000           Repairs & Maintenance         7,500         7,500           Water Testing         500         500           Transportation Expense         500         500           Hostage and office expenses:         500         2,500           Postage and office expense         360         360           Rent         3,000         3,000           Salaries, Office         3,000         3,000           Billing, Bookkeeping, and Collecting         2,000         2,000           Meter Reading         3,00         3,00           Supplies         500         50           Telephone & Internet         720         720           Professional Fees         1,00 <t< th=""><th></th><th></th><th>At Full Deve</th><th>elopment</th></t<>			At Full Deve	elopment
Revenue From water Sales         \$128,318           Fire Suppression         27,000           Total Operating Revenues         5155,318           O&M Expenses:         Supervising & Operating Labor         \$5,000         \$5,000           Supervision and Officers' Salaries         \$5,000         \$5,000           Operating Expenses:         105,218         105,218           Materials & Supplies         2,000         2,000           Purchased Energy         0         2,000           Repairs & Maintenance         7,500         7,500           Water Testing         50         50           Transportation Expense         50         50           Hank Charges         500         2,500           Office Expenses:         2,500         2,500           Office Expenses:         360         360           Postage and office expense         360         360           Printing (bills)         360         360           Rent         3,000         3,000           Salaries, Office         3,000         3,000           Salaries, Office         3,00         3,60           Rent         7,00         5,00           Total phone & Internet         7,0<			- 1 1	Total
Metered Sales   Fire Suppression   27,000   5155,318   727,000   5155,318   727,000   5155,318   727,000   5155,318   727,000   5155,318   727,000   5155,318   727,000   5155,318   727,000   5155,318   727,000   5155,318   727,000   5155,318   727,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000   527,000	Number of Customers at final build-out			60
Fire Suppression         27,000           Total Operating Revenues         \$155,318           O&M Expenses:         Supervising & Operating Labor           Supervision and Officers' Salaries         \$5,000           Operating Expenses:         105,218           Purchased Water         \$105,218         2,000           Materials & Supplies         2,000         2,000           Purchased Energy         0         0           Repairs & Maintenance         7,500         7,500           Water Testing         0         500           Transportation Expense         500         500           Transportation Expense         500         500           Transportation Expense         500         500           Mater Testing         500         500           Insurance         2,500         2,500           Office Expenses:         360         360           Postage and office expense         360         360           Printing (bills)         360         360           Rent         3,000         3,000           Salaries, Office         3,000         3,000           Supplies         500         500           Telephone & Internet         720<	Revenue From water Sales			
Total Operating Revenues         \$155,318           O&M Expenses:         Supervising & Operating Labor         \$5,000         \$5,000           Operating Expenses:         Purchased Water         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,218         \$105,221         \$105,221         \$105,221         \$105,221         \$105,221         \$105,221         \$105,221         \$105,221         \$105,221         \$105,221         \$105,221         \$105,221         \$105,221         \$105,221         \$105,221         \$105,221         \$105,221         \$105,221         \$105,221         \$105,221         \$105,221         \$105,221         \$105,221         \$105,221         \$105,221         \$105,221         \$105,221         \$105,221         \$105,	Metered Sales			\$128,318
O&M Expenses:           Supervising & Operating Labor           Supervision and Officers' Salaries         \$5,000         \$5,000           Operating Expenses:           Purchased Water         \$105,218         105,218           Materials & Supplies         2,000         2,000           Purchased Energy         0         6           Repairs & Maintenance         7,500         7,500           Water Testing         500         500           Transportation Expense         500         500           Insurance         2,500         2,500           Office Expenses:         9         360         360           Insurance         3,600         360         360         360         360         360         360         360         360         360         360         360         360         360         360         360         360         360         360         360         360         360         360         360         360         360         360         360         360         360         360         360         360         360         360         360         360         360         360         360         360	Fire Suppression			27,000
Supervising & Operating Labor   Supervision and Officers' Salaries   S5,000   S5,000   S5,000   Operating Expenses:   Purchased Water   \$105,218   Materials & Supplies   2,000   2,000   Purchased Energy   0   0   Operating Expenses   500   500   S00   Transportation Expense   0   Operating Expenses   S500   S500   Operating Expenses   S500   S500	<b>Total Operating Revenues</b>			\$155,318
Supervising & Operating Labor   Supervision and Officers' Salaries   S5,000   S5,000   S5,000   Operating Expenses:   Purchased Water   \$105,218   Materials & Supplies   2,000   2,000   Purchased Energy   0   0   Operating Expenses   500   500   S00   Transportation Expense   0   Operating Expenses   S500   S500   Operating Expenses   S500   S500	O&M Expenses:			
Operating Expenses:           Purchased Water         \$105,218         105,218           Materials & Supplies         2,000         2,000           Purchased Energy         0         7,500         7,500           Water Testing         500         500           Transportation Expense         500         500           Administrative Expenses:           Bank Charges         500         500           Insurance         2,500         2,500           Office Expenses:         360         360           Postage and office expense         360         360           Printing (bills)         360         360           Rent         3,000         3,000           Salaries, Office         3,000         3,000           Rent         3,000         3,000           Billing, Bookkeeping, and Collecting         2,000         2,000           Meter Reading         3,600         3,000           Supplies         500         500           Telephone & Internet         720         720           Professional Fees         4         0         0           Accounting         1,500         0         0				
Purchased Water         \$105,218         105,218           Materials & Supplies         2,000         2,000           Purchased Energy         0         0           Repairs & Maintenance         7,500         7,500           Water Testing         500         500           Transportation Expense         80         500           Administrative Expenses:           Bank Charges         500         500           Insurance         2,500         2,500           Office Expenses:         360         360           Postage and office expense         360         360           Printing (bills)         360         360           Rent         3,000         3,000           Salaries, Office         3,000         3,000           Salaries, Office         3,000         3,600           Supplies         500         500           Telephone & Internet         720         720           Professional Fees         3         60         3,600           Accounting         1,500         1,500           Consulting         0         0         0           Consulting         0         0           Regulatory	Supervision and Officers' Salaries		\$5,000	\$5,000
Materials & Supplies         2,000         2,000           Purchased Energy         0         Repairs & Maintenance         7,500         7,500           Repairs & Maintenance         7,500         500         500           Water Testing         500         500           Transportation Expenses:         500         500           Insurance         2,500         2,500           Office Expenses:         360         360           Postage and office expense         360         360           Printing (bills)         360         360           Rent         3,000         3,000           Salaries, Office         3,000         3,000           Salaries, Office         3,000         3,600           Supplies         500         500           Telephone & Internet         720         720           Professional Fees         3,600         3,600           Accounting         1,500         1,500           Consulting         0         0           Engineering         0         0           Miscellaneous Expense         1,000         1,000           Total O&M Expenses         \$105,218         \$34,040         \$139,258	Operating Expenses:			
Purchased Energy         0           Repairs & Maintenance         7,500         7,500           Water Testing         500         500           Transportation Expense         0         Administrative Expenses:           Bank Charges         500         500           Insurance         2,500         2,500           Office Expenses:         360         360           Postage and office expense         360         360           Printing (bills)         360         360           Rent         3,000         3,000           Salaries, Office         3,000         3,000           Salaries, Office         3,000         3,600           Rent         3,000         3,600         3,600           Supplies         500         500           Telephone & Internet         720         720           Professional Fees         Accounting         1,500         1,500           Consulting         1,500         1,500         0           Engineering         0         0         0           Regulatory Expense         1,000         1,000           Total O&M Expenses         \$105,218         \$34,040         \$139,258 <t< td=""><td>Purchased Water</td><td>\$105,218</td><td></td><td>105,218</td></t<>	Purchased Water	\$105,218		105,218
Repairs & Maintenance         7,500         7,500           Water Testing         500         500           Transportation Expense         0         0           Administrative Expenses:         500         500           Insurance         2,500         2,500           Office Expenses:         500         360           Postage and office expense         360         360           Printing (bills)         360         360           Rent         3,000         3,000           Salaries, Office         3,000         3,000           Billing, Bookkeeping, and Collecting         2,000         2,000           Meter Reading         3,600         3,600           Supplies         500         500           Telephone & Internet         720         720           Professional Fees         3,000         1,500           Accounting         1,500         1,500           Consulting         0         0           Engineering         0         0           Regulatory Expense         1,000         1,000           Total O&M Expenses         \$105,218         \$34,040         \$139,258           Depreciation         1,470         1,4	Materials & Supplies		2,000	2,000
Water Testing         500         500           Transportation Expense         0           Administrative Expenses:         500         500           Bank Charges         500         500           Insurance         2,500         2,500           Office Expenses:         70         360         360           Postage and office expense         360         360         360           Printing (bills)         360         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000<	Purchased Energy			
Transportation Expenses         0           Administrative Expenses:         500         500           Insurance         2,500         2,500           Office Expenses:         360         360           Postage and office expense         360         360           Printing (bills)         360         360           Rent         3,000         3,000           Salaries, Office         3,000         3,000           Billing, Bookkeeping, and Collecting         2,000         2,000           Meter Reading         3,600         3,600           Supplies         500         500           Telephone & Internet         720         720           Professional Fees         4         2           Accounting         1,500         1,500           Consulting         0         0           Consulting         0         0           Regulatory Expense         1,000         1,000           Regulatory Expense         1,000         1,000           Total O&M Expenses         \$105,218         \$34,040         \$139,258           Depreciation         1,470         1,470         1,470           Regulatory Expense, Amortized         3,333	Repairs & Maintenance		7,500	7,500
Administrative Expenses:           Bank Charges         500         500           Insurance         2,500         2,500           Office Expenses:         360         360           Postage and office expense         360         360           Printing (bills)         360         360           Rent         3,000         3,000           Salaries, Office         3,000         3,000           Billing, Bookkeeping, and Collecting         2,000         2,000           Meter Reading         3,600         3,600           Supplies         500         500           Telephone & Internet         720         720           Professional Fees         4         4           Accounting         1,500         1,500           Consulting         0         0           Consulting         0         0           Regulatory Expense         1,000         1,000           Regulatory Expense         1,000         1,000           Total O&M Expenses         \$105,218         \$34,040         \$139,258           Depreciation         1,470         1,470         1,470           Real Estate         \$0         \$0	Water Testing		500	500
Bank Charges         500         500           Insurance         2,500         2,500           Office Expenses:         360         360           Printing (bills)         360         360           Rent         3,000         3,000           Salaries, Office         3,000         3,000           Billing, Bookkeeping, and Collecting         2,000         2,000           Meter Reading         3,600         3,600           Supplies         500         500           Telephone & Internet         720         720           Professional Fees         3,500         1,500           Accounting         1,500         1,500           Consulting         0         0           Consulting         0         0           Regulatory Expense         0         0           Miscellaneous Expense         1,000         1,000           Total O&M Expenses         11,470         1,470           Depreciation         1,470         1,470           Regulatory Expense, Amortized         3,333         3,333           Total Depreciation and Amortizations         \$0         \$0           Operating Taxes         \$0         \$0	Transportation Expense			0
Insurance	Administrative Expenses:			
Office Expenses:         360         360           Printing (bills)         360         360           Rent         3,000         3,000           Salaries, Office         3,000         3,000           Billing, Bookkeeping, and Collecting         2,000         2,000           Meter Reading         3,600         3,600           Supplies         500         500           Telephone & Internet         720         720           Professional Fees         Accounting         1,500         1,500           Accounting         1,500         1,500           Consulting         0         0         0           Engineering         0         0         0           Legal         0         0         0           Regulatory Expense         1,000         1,000           Total O&M Expenses         \$105,218         \$34,040         \$139,258           Depreciation         1,470         1,470         1,470           Regulatory Expense, Amortized         3,333         \$3,333         \$4,803           Operating Taxes:         \$0         \$0         \$0           Real Estate         \$0         \$0         \$0           Revenue	Bank Charges		500	500
Postage and office expense         360         360           Printing (bills)         360         360           Rent         3,000         3,000           Salaries, Office         3,000         3,000           Billing, Bookkeeping, and Collecting         2,000         2,000           Meter Reading         3,600         3,600           Supplies         500         500           Telephone & Internet         720         720           Professional Fees         720         720           Accounting         1,500         1,500           Consulting         0         0           Consulting         0         0           Engineering         0         0           Regulatory Expense         0         0           Miscellaneous Expense         1,000         1,000           Total O&M Expenses         \$105,218         \$34,040         \$139,258           Depreciation         1,470         1,470         1,470           Regulatory Expense, Amortized         3,333         \$3,333         \$4,803           Operating Taxes:         80         \$0           Real Estate         \$0         \$0           Total Operating Expenses </td <td>Insurance</td> <td></td> <td>2,500</td> <td>2,500</td>	Insurance		2,500	2,500
Printing (bills)         360         360           Rent         3,000         3,000           Salaries, Office         3,000         3,000           Billing, Bookkeeping, and Collecting         2,000         2,000           Meter Reading         3,600         3,600           Supplies         500         500           Telephone & Internet         720         720           Professional Fees         720         720           Accounting         1,500         1,500           Consulting         0         0           Consulting         0         0           Engineering         0         0           Legal         0         0           Regulatory Expense         1,000         1,000           Total O&M Expenses         \$105,218         \$34,040         \$139,258           Depreciation         1,470         1,470         1,470           Regulatory Expense, Amortized         3,333         3,333         \$3,333           Total Depreciation and Amortizations         \$0         \$0           Operating Taxes:         \$0         \$0           Real Estate         \$0         \$0           Revenue Taxes or other taxes	Office Expenses:			
Rent         3,000         3,000           Salaries, Office         3,000         3,000           Billing, Bookkeeping, and Collecting         2,000         2,000           Meter Reading         3,600         3,600           Supplies         500         500           Telephone & Internet         720         720           Professional Fees         1,500         1,500           Accounting         1,500         1,500           Consulting         0         0           Engineering         0         0           Legal         0         0           Regulatory Expense         1,000         1,000           Total O&M Expenses         \$105,218         \$34,040         \$139,258           Depreciation         1,470         1,470         1,470           Regulatory Expense, Amortized         3,333         \$4,803           Operating Taxes:         \$0         \$0           Real Estate         \$0         \$0           Revenue Taxes or other taxes         0         0           Total Operating Taxes         \$0         \$0           Total Operating Expenses         \$105,218         \$37,373         \$144,061           Utility	Postage and office expense		360	360
Salaries, Office         3,000         3,000           Billing, Bookkeeping, and Collecting         2,000         2,000           Meter Reading         3,600         3,600           Supplies         500         500           Telephone & Internet         720         720           Professional Fees         720         720           Accounting         1,500         1,500           Consulting         0         0           Engineering         0         0           Legal         0         0           Regulatory Expense         1,000         1,000           Total O&M Expenses         1,000         1,000           Total Oemeciation         1,470         1,470           Regulatory Expense, Amortized         3,333         3,333           Total Depreciation and Amortizations         \$0         \$3,333         \$4,803           Operating Taxes:         80         \$0         \$0           Revenue Taxes or other taxes         0         0         \$0           Total Operating Expenses         \$105,218         \$37,373         \$144,061           Utility Operating Income         \$115,223         \$115,223           Rate Base         \$115,223	Printing (bills)		360	360
Billing, Bookkeeping, and Collecting         2,000         2,000           Meter Reading         3,600         3,600           Supplies         500         500           Telephone & Internet         720         720           Professional Fees         720         720           Accounting         1,500         1,500           Consulting         0         0           Engineering         0         0           Regulatory Expense         0         0           Miscellaneous Expense         1,000         1,000           Total O&M Expenses         \$105,218         \$34,040         \$139,258           Depreciation         1,470         1,470         1,470           Regulatory Expense, Amortized         3,333         3,333         \$4,803           Operating Taxes:         80         \$3,333         \$4,803           Operating Taxes         \$0         \$0           Real Estate         \$0         \$0           Total Operating Taxes         \$0         \$0           Total Operating Expenses         \$105,218         \$37,373         \$144,061           Utility Operating Income         \$115,223         \$115,223         \$115,223           Rat	Rent		3,000	3,000
Meter Reading         3,600         3,600           Supplies         500         500           Telephone & Internet         720         720           Professional Fees         720         720           Accounting         1,500         1,500           Consulting         0         0           Engineering         0         0           Legal         0         0           Regulatory Expense         1,000         1,000           Total O&M Expenses         \$105,218         \$34,040         \$139,258           Depreciation         1,470         1,470         1,470           Regulatory Expense, Amortized         3,333         3,333         \$4,803           Operating Taxes:         80         \$3,333         \$4,803           Operating Taxes:         \$0         \$0         \$0           Real Estate         \$0         \$0         \$0           Revenue Taxes or other taxes         \$0         \$0         \$0           Total Operating Taxes         \$0         \$0         \$0           Total Operating Expenses         \$105,218         \$37,373         \$144,061           Utility Operating Income         \$115,223         \$115,223         <	Salaries, Office		3,000	3,000
Supplies         500         500           Telephone & Internet         720         720           Professional Fees         720         720           Accounting         1,500         1,500           Consulting         0         0           Engineering         0         0           Legal         0         0           Regulatory Expense         1,000         1,000           Total O&M Expenses         \$105,218         \$34,040         \$139,258           Depreciation         1,470         1,470         1,470           Regulatory Expense, Amortized         3,333         3,333         \$4,803           Total Depreciation and Amortizations         \$0         \$3,333         \$4,803           Operating Taxes:         80         \$0         \$0           Real Estate         \$0         \$0         \$0           Revenue Taxes or other taxes         0         0         0           Total Operating Taxes         \$0         \$0         \$0           Total Operating Expenses         \$105,218         \$37,373         \$144,061           Utility Operating Income         \$115,223         \$115,223         \$125           Rate Base         \$11,5223	Billing, Bookkeeping, and Collecting		2,000	2,000
Telephone & Internet         720         720           Professional Fees         3         1,500         1,500           Accounting         1,500         1,500         0           Consulting         0         0         0           Engineering         0         0         0           Legal         0         0         0           Regulatory Expense         1,000         1,000           Total O&M Expenses         \$105,218         \$34,040         \$139,258           Depreciation         1,470         1,470         1,470           Regulatory Expense, Amortized         3,333         3,333         \$4,803           Operating Taxes:         \$0         \$0         \$0           Real Estate         \$0         \$0         \$0           Revenue Taxes or other taxes         0         0         0           Total Operating Taxes         \$0         \$0         \$0           Total Operating Expenses         \$105,218         \$37,373         \$144,061           Utility Operating Income         \$115,223         \$115,223         \$115,223           Rate Base         \$10         \$0         \$0         \$0         \$0         \$0         \$0	Meter Reading		3,600	3,600
Professional Fees         1,500         1,500           Accounting         1,500         1,500           Consulting         0         0           Engineering         0         0           Legal         0         0           Regulatory Expense         0         1,000           Total O&M Expenses         \$105,218         \$34,040         \$139,258           Depreciation         1,470         1,470         1,470           Regulatory Expense, Amortized         \$0         \$3,333         \$4,803           Operating Taxes:         \$0         \$0         \$0           Real Estate         \$0         \$0         \$0           Revenue Taxes or other taxes         0         0         \$0           Total Operating Taxes         \$0         \$0         \$0           Total Operating Expenses         \$105,218         \$37,373         \$144,061           Utility Operating Income         \$115,223         \$115,223           Rate Base         \$115,223         \$18,223           Rate of Return         9.5%         9.8%	Supplies		500	500
Accounting	Telephone & Internet		720	720
Consulting Engineering         0         0           Engineering Engineering         0         0           Legal Regulatory Expense Miscellaneous Expense         0         0           Miscellaneous Expense         1,000         1,000           Total O&M Expenses         \$105,218         \$34,040         \$139,258           Depreciation Regulatory Expense, Amortized         3,333         3,333         3,333           Total Depreciation and Amortizations         \$0         \$3,333         \$4,803           Operating Taxes:         80         \$0         \$0           Revenue Taxes or other taxes         0         0         \$0           Total Operating Taxes         \$0         \$0         \$0           Total Operating Expenses         \$105,218         \$37,373         \$144,061           Utility Operating Income         \$11,257           Rate Base         \$115,223         \$115,223           Rate of Return         9.5%         9.8%	Professional Fees			
Engineering       0       0         Legal       0       0         Regulatory Expense       0       0         Miscellaneous Expense       1,000       1,000         Total O&M Expenses       \$105,218       \$34,040       \$139,258         Depreciation       1,470       1,470         Regulatory Expense, Amortized       3,333       3,333         Total Depreciation and Amortizations       \$0       \$3,333       \$4,803         Operating Taxes:       80       \$0       \$0         Revenue Taxes or other taxes       0       0       \$0         Total Operating Taxes       \$0       \$0       \$0         Total Operating Expenses       \$105,218       \$37,373       \$144,061         Utility Operating Income       \$11,257         Rate Base       \$115,223       \$115,223         Rate of Return       9.5%       9.8%	Accounting		1,500	1,500
Legal       0       0         Regulatory Expense       0       0         Miscellaneous Expense       1,000       1,000         Total O&M Expenses       \$105,218       \$34,040       \$139,258         Depreciation       1,470       1,470         Regulatory Expense, Amortized       3,333       3,333         Total Depreciation and Amortizations       \$0       \$3,333       \$4,803         Operating Taxes:       80       \$0       \$0         Revenue Taxes or other taxes       0       0       0         Total Operating Taxes       \$0       \$0       \$0         Total Operating Expenses       \$105,218       \$37,373       \$144,061         Utility Operating Income       \$11,257         Rate Base       \$115,223       \$115,223         Rate of Return       9.5%       9.8%	Consulting		0	0
Regulatory Expense       0         Miscellaneous Expense       1,000       1,000         Total O&M Expenses       \$105,218       \$34,040       \$139,258         Depreciation       1,470       1,470         Regulatory Expense, Amortized       3,333       3,333         Total Depreciation and Amortizations       \$0       \$3,333       \$4,803         Operating Taxes:       Real Estate       \$0       \$0         Revenue Taxes or other taxes       0       0       0         Total Operating Taxes       \$0       \$0       \$0         Total Operating Expenses       \$105,218       \$37,373       \$144,061         Utility Operating Income       \$11,257         Rate Base       \$115,223       \$115,223         Rate Of Return       9.5%       9.8%	Engineering		0	0
Regulatory Expense       0         Miscellaneous Expense       1,000       1,000         Total O&M Expenses       \$105,218       \$34,040       \$139,258         Depreciation       1,470       1,470         Regulatory Expense, Amortized       3,333       3,333         Total Depreciation and Amortizations       \$0       \$3,333       \$4,803         Operating Taxes:       Real Estate       \$0       \$0         Revenue Taxes or other taxes       0       0       0         Total Operating Taxes       \$0       \$0       \$0         Total Operating Expenses       \$105,218       \$37,373       \$144,061         Utility Operating Income       \$11,257         Rate Base       \$115,223       \$115,223         Rate Of Return       9.5%       9.8%	Legal		0	0
Miscellaneous Expense         1,000         1,000           Total O&M Expenses         \$105,218         \$34,040         \$139,258           Depreciation         1,470         1,470         1,470           Regulatory Expense, Amortized         3,333         3,333         3,333           Total Depreciation and Amortizations         \$0         \$3,333         \$4,803           Operating Taxes:         Real Estate         \$0         \$0           Revenue Taxes or other taxes         0         0         0           Total Operating Taxes         \$0         \$0         \$0           Total Operating Expenses         \$105,218         \$37,373         \$144,061           Utility Operating Income         \$11,257           Rate Base         \$115,223         \$115,223           Rate Of Return         9.5%         9.8%	_			0
Depreciation         1,470         1,470           Regulatory Expense, Amortized         3,333         3,333           Total Depreciation and Amortizations         \$0         \$3,333         \$4,803           Operating Taxes:         Real Estate         \$0         \$0           Revenue Taxes or other taxes         0         0         \$0           Total Operating Taxes         \$0         \$0         \$0           Total Operating Expenses         \$105,218         \$37,373         \$144,061           Utility Operating Income         \$11,257           Rate Base         \$115,223         \$115,223           Rate of Return         9.5%         9.8%			1,000	1,000
Regulatory Expense, Amortized         3,333         3,333           Total Depreciation and Amortizations         \$0         \$3,333         \$4,803           Operating Taxes:         80         \$0         \$0           Revenue Taxes or other taxes         0         0         0           Total Operating Taxes         \$0         \$0         \$0           Total Operating Expenses         \$105,218         \$37,373         \$144,061           Utility Operating Income         \$11,257           Rate Base         \$115,223         \$115,223           Rate of Return         9.5%         9.8%	Total O&M Expenses	\$105,218	\$34,040	\$139,258
Regulatory Expense, Amortized         3,333         3,333           Total Depreciation and Amortizations         \$0         \$3,333         \$4,803           Operating Taxes:         80         \$0         \$0           Revenue Taxes or other taxes         0         0         0           Total Operating Taxes         \$0         \$0         \$0           Total Operating Expenses         \$105,218         \$37,373         \$144,061           Utility Operating Income         \$11,257           Rate Base         \$115,223         \$115,223           Rate of Return         9.5%         9.8%	Depreciation		1.470	1,470
Total Depreciation and Amortizations         \$0         \$3,333         \$4,803           Operating Taxes:         80         \$0         \$0           Revenue Taxes or other taxes         0         0         0           Total Operating Taxes         \$0         \$0         \$0           Total Operating Expenses         \$105,218         \$37,373         \$144,061           Utility Operating Income         \$11,257           Rate Base         \$115,223         \$115,223           Rate of Return         9.5%         9.8%	•			
Operating Taxes:           Real Estate         \$0         \$0           Revenue Taxes or other taxes         0         0           Total Operating Taxes         \$0         \$0           Total Operating Expenses         \$105,218         \$37,373         \$144,061           Utility Operating Income         \$11,257           Rate Base         \$115,223         \$115,223           Rate of Return         9.5%         9.8%	_	\$0		
Real Estate         \$0         \$0           Revenue Taxes or other taxes         0         0           Total Operating Taxes         \$0         \$0           Total Operating Expenses         \$105,218         \$37,373         \$144,061           Utility Operating Income         \$11,257           Rate Base         \$115,223         \$115,223           Rate of Return         9.5%         9.8%			ŕ	ŕ
Revenue Taxes or other taxes         0         0           Total Operating Taxes         \$0         \$0           Total Operating Expenses         \$105,218         \$37,373         \$144,061           Utility Operating Income         \$11,257           Rate Base         \$115,223         \$115,223           Rate of Return         9.5%         9.8%			\$0	\$0
Total Operating Taxes         \$0         \$0         \$0           Total Operating Expenses         \$105,218         \$37,373         \$144,061           Utility Operating Income         \$11,257           Rate Base         \$115,223         \$115,223           Rate of Return         9.5%         9.8%				_
Total Operating Expenses         \$105,218         \$37,373         \$144,061           Utility Operating Income         \$11,257           Rate Base         \$115,223         \$115,223           Rate of Return         9.5%         9.8%	<del>-</del>	\$0		
Utility Operating Income         \$11,257           Rate Base         \$115,223         \$115,223           Rate of Return         9.5%         9.8%		\$105.218	\$37.373	\$144.061
Rate Base       \$115,223       \$115,223         Rate of Return       9.5%       9.8%		1 7	1	
<b>Rate of Return</b> 9.5% 9.8%				•
	Rate Base		\$115,223	\$115,223
Net Income Required \$10,946	Rate of Return			9.8%
	Net Income Required		\$10,946	

### **Eastdale Village Water-Works Corp. Rate Base, Depreciation, and Amortizations**

Rate Year Ending 1/1/2021

	reate Fear Enoing	1/1/2021					A1		
			Contributed	NI.4 TI4:1:4		A	Annual	V I	A
D . D . D		<b>a</b> .	Contributed	Net Utility	T 26.	Annual	Depreciation		Accumulated
	unded From Equity	Cost	by Developer	Plant	Life	Deprc %	Expense	Service	Depreciation
7/1/2014	Land (Easement)	\$1,000	\$1,000	\$0					
	Organization Costs, including								
	Franchises	10,000	10,000	\$0					
1/1/2020	Meters, including Master Meter	100,000	80,000	\$20,000	30	3.33%	\$666	0.5	\$333
1/1/2020	Hydrants/Blow Offs	10,000	5,000	\$5,000	60	1.67%	\$84	0.5	\$42
	Mains, Water								
1/1/2020	Water Mains	10,000	9,000	\$1,000	50	2.00%	\$20	0.5	\$10
1/1/2020	Valves	200,000	130,000	\$70,000	100	1.00%	\$700	0.5	\$350
1/1/2020	Valves and Valve Boxes, etc.	0		\$0	50	2.00%	\$0	0.5	\$0
1/1/2020	Curb Stop				40	2.50%	\$0	0.5	\$0
	Power & Pumping Equipment								
	Purification System								
	Storage Tank				50	2.0%	\$0		\$0
	Office Furniture & Equipment								
1/1/2020	Computers					5	20.00%	0.5	\$0
1/1/2020	Software, Meter Reading					5	20.00%	0.5	\$0
1/1/2020	Software, Mapping								
	Vehicles								
	Total	\$331,000	\$235,000	\$96,000	-	•	\$1,470	-	\$735
Percent Capi	talized			29%	=			= :	

Average Rate Base for Year Ending			1/1/2021
Utility Plant in Service			\$96,000
Less: Accumulated Depreciation			735
Net Plant		_	\$95,265
Allowance for Cash Working Capital (CWC)			
O&M Expenses		\$139,258	
Less: 50% of Purchased Water	\$105,218	(52,609)	
Less: Insurance - General Liability		(2,500)	
Total Expenses for CWC Allowance		\$84,149	
% Allowance for CWC: ((30/2) +30)/365	12.33%		
Cash Working Capital Allowance From O&M		\$10,375	
Additions:			
50% of Pre-Paid Insurance	\$2,500	1,250	
50% of Pre-Paid Taxes		0	
			\$11,625
Amortization			
Rate Case Expense		\$10,000	
Amortization Period (yrs.)	3		
Annual Amortization		\$3,333	
Average of Amortization collected in 1st rate ye	ear	1,667	
Unamortized Balance			8,333
Total Rate Base		_	\$115,223

### Eastdale Village Water-Works Corp. Revenue Requirement, Sales, and Rates

Revenue Requirement					
<b>Total Operating Expenses</b>				\$144,061	
Net Income Required					
Rate Base			\$115,223		
Pre-Tax Rate of Return			9.50%		
<b>Utility Operating Income</b>			_	10,946	
Total Revenue Required					\$155,007
Metered Rate for Usage:					
Number of Customers at full build-out			60		
Usage:					
Average Daily Usage per Customer			1,250		
Total Annual Average Usage (gallons)			456,250		
Total Water Used (gallons)				27,375,000	
Plus: Flushing and Lost and Unaccount	ed for Water		15%	4,106,250	
Total Water Purchased				31,481,250	
Rate per Thousand Gallons for Purchased	Water				
		\$2.50	/100 cf		
		\$3.34	/1,000 gals.		
Annual Charge for Purchased Water				\$105,218	
Capital Charge by Town of Poughkeepsie					
Annual Capital Charge per unit			\$0.00	0	
<b>Total Cost for Purchased Water</b>					\$105,218
Rate per 1,000 gallons					
Total Metered Usage		27,375,000			
Metered Rate (per 1,000 gallons)			\$3.84		
<b>Total Projected Sales from Usage</b>				\$105,218	
	Rate per	# of Square	Monthly	Annual	
Fire Suppression Charge:	100 sq. ft	Feet	Charge	Revenue	
Sprinkler Type				_	
13-R Residential Fire Service Rate	\$0.25	480,000	\$1,200	\$14,400	
13 Commercial Fire Service Rate	\$1.00	105,000	\$1,050	12,600	
Total Fire Suppression Revenue					\$27,000

#### **Meter Service Charge:**

Meter Size		# Customers	Monthly Meter Charge (Sch.4)	Total Monthly Collected	Total Annual Charge	
	3/4"	19	\$8.00	\$152.00	\$1,824.00	
	1"	14	\$12.00	\$168.00	2,016.00	
	1 1/2"	12	\$25.00	\$300.00	3,600.00	
	2"	8	\$50.00	\$400.00	4,800.00	
	3"	6	\$110.00	\$660.00	7,920.00	
	4"	1	\$245.00	\$245.00	2,940.00	
	6"	0	\$490.00	0.00	0	
		60	-	\$1,925.00		\$23,
otal Revenue					_	\$155,

Proof:		Annual
Meter Charges		\$23,100
Metered Sales (Gallons)	27,375,000	
Rate per Thousand Gallons	\$3.84	
Charges for Metered Usage		105,218
Total Metered Revenue	_	\$128,318
Fire Suppression Charge		27,000
Total Revenue	_	\$155,318

# **Eastdale Village Water-Works Corp. Meter Service Charge**

**Total Revenue Required** 

\$155,007

Less:

Total Projected Sales from Usage (105,218)
Total Fire Suppression Revenue (27,000)
Revenue to Be Collected From Meter Charge \$22,789

**Meter Service Charge:** 

Meter Size	Meter Capacity	Meter Capacity Factor	# Customers	Aggregate Demand / Meter Size	% Revenue to Be Collected by Meter Size	Revenue to Be Collected by Meter Size	Annual Meter Charge Before Smoothing	Monthly Meter Charge Before Smoothing	Monthly Meter Charge	Total Monthly Collected	Total Annual Charge
3/4"	30	1.00	19	19.00	7.34%	\$1,671.78	\$87.99	\$7.33	\$8.00	\$152.00	\$1,824.00
1"	50	1.67	14	23.33	9.01%	2,053.06	\$146.65	\$12.22	\$12.00	168.00	2,016.00
1 1/2"	100	3.33	12	40.00	15.44%	3,519.54	\$293.29	\$24.44	\$25.00	300.00	3,600.00
2"	200	6.67	8	53.33	20.59%	4,692.72	\$586.59	\$48.88	\$50.00	400.00	4,800.00
3"	450	15.00	6	90.00	34.75%	7,918.96	\$1,319.83	\$109.99	\$110.00	660.00	7,920.00
4"	1000	33.33	1	33.33	12.87%	2,932.95	\$2,932.95	\$244.41	\$245.00	245.00	2,940.00
6"	2000	66.67	0			0.00			\$490.00	0.00	0.00
			60	259.00	100.00%	\$22,789			-	\$1,925.00	\$23,100.00